



VACANT PROPERTY REGISTRATION FORM

CODE ENFORCEMENT DIVISION

777 B ST Hayward, CA 94541

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(Back of Registration Form for Vacant and Abandoned Property)

The purpose and intent of the City of Hayward is to establish a process to address vacant and abandoned properties located within the City of Hayward, and to protect neighborhoods from blight through the lack of maintenance and security.

Any person, partnership, association, corporation, fiduciary or other legal entity that owns, leases, occupies, controls or manages any property subject to this article shall be responsible for registering and maintaining the property per Section 10-29.120 Hayward Municipal Code. If the property is found to be vacant and neglected or abandoned or shows evidence of vacancy, as defined by the article, it is hereby deemed vacant. **Within ten (10) calendar days of City's identification of any neglected vacant property, issuance of written notice, or owner's actual knowledge of any neglected vacant building or abandoned building, the owner of record shall file a completed Vacant Property Registration form, as provided by the Director, to the City of Hayward Code Enforcement Division.**

VACANT PROPERTY ORDINANCE FINDINGS AND PURPOSE, Section 10-29.010 Hayward Municipal Code:

The City Council find and declares as follows: A) Neglected vacant or abandoned properties are a major source of blight in the City of Hayward and pose serious threats to public health, safety and welfare. They attract criminal and unsafe activities. As such, they are vulnerable to fire, theft and other illegal activities. The presence of neglected vacant or abandoned buildings and storefronts can lead to neighborhood decline, create nuisance conditions, lower property values, and discourage economic development in the area. Furthermore, the presence of vacant and economic development of the downtown area. B) It is the responsibility of property owners, lenders, trustees, or others with possessory, equitable, or legal interests in the neglected vacant or abandoned lots, buildings, including without limitation, historic buildings or structures, to maintain, secure, and prevent these buildings and lots from becoming a burden to the neighborhood and community or a threat to public health, safety and welfare.

AUTHORITY AND ENFORCEMENT, Section 10-29.140 Hayward Municipal Code:

- All violations and necessary corrective actions to be completed by the specified date of no less than three (3) and not more than ten (10) calendar days from the date of Notice of Violation.
- Notification that non-compliance may result in the City abatement in accordance with the provisions set forth in this Article and Hayward Municipal Code.
- Notification that all inspection/abatement costs, penalties, and any other applicable fees will be assessed upon the property, and if not paid, will constitute a lien or special assessment.
- Right to appeal through an administrative hearing requires submission of an Administrative Hearing form within ten (10) calendar days of the initial notice of violation and payment of a required hearing fee as adopted in the City's Master Fee Schedule.

A copy of this ordinance or any municipal code of the City of Hayward may be downloaded at:

https://library.municode.com/ca/hayward/codes/municipal_code

If you have any questions or comments, please contact Hayward Development Services Department's Code Enforcement Division at (510) 583-4143 or email communitypreservation@hayward-ca.gov.